

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE January, 11th, 2023, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 3:03 pm with Board members, Ed Thomas, Gene Schmitt, Jay Warren, Z. Divjak and Chuck Lohmiller. Barton Craig of Snowmass Lodging Company was also present.

II Proof of Notice of Meeting

Mr. Craig presented proof of notice of the meeting, which was via email.

III Reading and Approval of the Minutes

Mr. Lohmiller made a motion to waive the reading of the Board Meeting Minutes of December 7th, 2022, and approve them as written, Mr. Thomas seconded, and the motion was passed unanimously via voice vote.

Welcome to the Board Jay Warren

IV Old Business

Deck Replacement Project Update

2023 Schedule-two homeowners have expressed interest in changing the sequence of their homes in the schedule, both in the 900 building, which is currently scheduled in the middle of the summer. Mr. Divjak and Mr. Lohmiller expressed the opinion that changing the schedule for one or more homeowners may lead to more requests that ultimately cannot be met and that changes for one homeowner will impact the remaining homeowners. Mr. Warren expressed the opinion that the Board works for the homeowners and reasonable accommodations should be made for homeowner scheduling requests if they can be met. Mrs. Hanafin will bring the scheduling requests to Rudd's attention at the next OAC Meeting to see if the schedule can be adjusted in a way that will not negatively impact the overall schedule or budget or other homeowners.

Walk though/punch list Burnt Mountain units

306 Burnt was done on 1/10 and the remaining 4 Burnt Mountain homes will be punch list walked on 1/11.

Streamside Court-Which punch list items can be addressed over the winter--door sills can be installed once they are all received by Rudd.

Snowmelt adjustments-need better way to handle for 2023 as in 2022 air and debris in the lines have caused repair issues. This matter has been discussed at recent OAC meetings to come up with a better process for the remaining 16 homes.

Any waterproofing/flashing/etc detail improvements

Additional Construction Issues 2023/2024

EIFS-repaired areas need to be painted.

Parapet Stone Caps-need budget/bid to complete all punch list items

Exterior lights-need someone to spearhead spec for new lights. Existing fixtures at the complex do not meet current Dark Sky ordinance but they are grandfathered in. But if a homeowner wants to add new lighting they would have to install a different type of fixture. One question is whether the Board is interested in replacing all existing fixtures to meet current code. Mr. Divjak also noted that some homeowners have very bright LED bulbs in the existing fixtures and there is currently no Rule regarding the color/type of wattage of light bulbs in exterior fixtures. Chris Beebe has provided a short list of recommended TOSV approved exterior light fixtures. Mr. Warren volunteered to spearhead these questions. Mrs. Hanafin will forward Mr. Warren the background communications on this matter.

Roof Detail correction-HB Roofing resumes in the spring.

Window-broken seal assessment for all 31 homes. Mr. Craig is working on scheduling Roaring Fork Glass in the next few weeks into all 31 homes to identify all windows with failed seals and to get quotes for replacement.

Hot tub walls and caulking/chinking/stonework-stones re-installed

One proposal is to completely rebuild the hot tub retaining walls, as opposed to repairing them. The design and age of the stone walls is causing grout and loose stone issues. Mr. Warren noted that there are also safety issues associated with the current stone walls. One bid was submitted by a Rudd subcontractor. Multiple bids would be needed, both for repair and replacement of these walls.

Asphalt/Driveways-repairs and seal coating after project-Spring 2024?

Premier-Hot tub deck and Privacy Wall

Update on overpayment of \$33,265.92
Does Premier rationale cover it, or next steps needed?
Meeting planned for next week.

Premier had been paid \$317,588.68
Contract was for \$270,121.92 plus change orders of
\$14,200.84 for a total of \$284,322.76, or an overpayment of **\$33,265.92**.

Executive Session

At 4:03 Mrs. Hanafin announced the Board would meet in Executive session to discuss a legal matter. At 4:05 pm the Board exited the Executive session.

v. New Business

Fund Balances as of January 10th, 2023

Reserve Fund	\$132,120.52
Deck Replacement Fund	\$2,711,402.92
Renovation Fund (Phase 1)	\$0 per Board instructions
	\$244,663.24 balance was transferred to the Deck Replacement Fund

Rudd Draw #6 Oct unpaid	\$557,789
Rudd Draw #7 Nov est	\$325,000
Rudd Draw #7 Dec est	\$200,000

Special Assessment:

1 st installment (March 2022)	\$100,000 per home
received all	
2 nd installment (Sept 2022)	\$50,000 per home
received all	
3 rd installment (due March 2023)	\$50,000 per home
4 th installment (due Sept 2023)	\$25,000 per home

Suggestion to amend By Laws for term limits for Board

Members

Mr. Divjak noted that if the HOA amends the By Laws he would suggest a minimum amount of time to own within the Owl Creek Homes before serving on the Board. The Board also discussed contacting all 31 homeowner to create a list of contact information for all homeowners that agree to share their information with the community and send it to all homeowner annually.

Suggestion to amend By Laws to eliminate cumulative voting

VI. Adjournment

Mr. Divjak made a motion for adjournment. Mr. Lohmiller seconded, and the motion passed. The meeting was adjourned at 4:20 pm.

Submitted by,

Eugene Schmitt, Secretary/Treasurer